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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

(HOUSING-II BRANCH)

NOTIFICATION

The 14th December, 2021

No. 12/05/16-5HG2/1541.-

REGULARISATION POLICY FOR STANDALONE BUILDINGS CONSTRUCTED WITHOUT PRIOR PERMISSION OUTSIDE MUNICIPAL LIMITS IN PUNJAB.

(Issued in supersession of notification no. 12/05/16-5HGII/827 dated 23.06.2021.)

Standalone Buildings of Educational, Medical, commercial, Farm House, Religious, Social, Charitable Institutions constructed outside Municipal Limits, outside Urban Estates & outside industrial focal points in the State without permission can be got regularised on "**as is where is basis**" by submitting applications with complete information by 31.12.2022, subject to:

- 1) Fulfilment of Parking norms, fulfillment of fire safety requirements under relevant chapter of National Building Code, on Fire Safety, to be verified by Building Plan approving authority, Ground coverage not exceeding 110% of permissible Ground Coverage (for example: upto 44% if 40% is permitted as per bylaws) and Structural Safety Certificate from Qualified Structural Engineer.
- 2) Not being located in any prohibited area under any Act, including no construction zones along roads and HT lines.
- 3) Not being in violation of the usage specified in Master Plans and Regional Plans.
- 4) Clearance from NHAI and Airport Authority of India, if applicable.
- 5) Payment of following regularization fee, in addition to CLU, EDC, License Fee or Permission Fee, Social Infrastructure Fund, Labour Cess and Scrutiny Fee applicable on date of application:

Purpose of Building	Regularization fee for buildings (In Rs. per sq ft of covered area)
Commercial including hotel and eating joints	25
Farm houses	15
Educational and Medical institutions and Industry	10
Religious/ Social Charitable institutes	1

6) Any pending payments, of cases already approved in principle, which are over and above, the amount worked out as per above table shall not be demanded. PDCs of any such excess amount, shall be returned. However no refund shall be made of the payments already made.

7) Regularization fee in case of applications made under policy no. 12/05/2016-5Hg2/820947/1 dated 17.08.2016 shall be charged as per notification no. 12/05/16-5Hg2/891816/1 dated 15.12.2016.

8) Fee shall be payable in six, half yearly equated installments calculated @ 9 % interest.

Chandigarh
The 13th December, 2021

SARVJIT SINGH
Principal Secretary,
Housing and Urban Development, Punjab.